

Chair Losik noted that Jeff Quinn, Nicole Paul and Kim Reed serve on the Rules and Regulations Committee, along with herself. The work is started in July every year. There are some big areas that have to be tackled with regards to wetlands. There are some smaller areas that can be tackled. There are areas such as, solar, specifically in relation to the Historic District. This was considered last year. In January, it was determined that it was the right mode to table solar and consider where it should be in the future; whether it should be regulated through an ordinance. Planning Administrator Reed suggested that the Planning Board have an open discussion and to come up with some ideas, to be followed up with a visioning session sometime in the spring. She continued that there are some consistent problem areas, as seen through ZBA. Planning Administrator Reed provides a summary each year of the applications and decisions, sorted by the zoning articles and the sections. In 2019, almost 40% of the variances were around the buffers and wetlands. In 2018, about 25% of the cases were wetland and buffers. The wetlands and associated buffers are a big issue. She asked Planning Administrator Reed to talk about some of the other areas with ZBA.

Planning Administrator Reed explained that most of the relief that is coming before the ZBA is for setbacks; side, front and rear. With that, there is push on the impervious coverage, not only for the lot, but also for the dwelling. There are tiny lots in the General Residence District, which requires 44,000sf versus 66,000sf for the Single Residence District. The lots are part of the old subdivisions and have anywhere from 7,000sf to 15,000sf that were developed for cabins at the beach. Homeowners are replacing these cabins with really big homes and pushing the envelope in all directions. In Rye, all the good land has been developed. The Planning Board is now seeing difficult land being developed. On the Zoning Board side, the smaller homes are being sold and the impervious coverage is being expanded on the lot. She continued that the Rules and Regulations Committee has tried to look at the impervious coverages and how there could be changes. Some small changes have been made. She reiterated that the setbacks continue to be the variances that are coming before the ZBA, in addition to encroaching on the wetlands.